



Statement of Information

Sections 47AF of the Estate Agents Act 1980

2/2 May Grove, South Yarra

Indicative selling price: \$380,000 - \$418,000

For the meaning of this price, see consumer.vic.gov.au/underquoting

Median sale price \$505,000

Median unit price in South Yarra from April 2018 to March 2019

Comparable Property Sales

A* These are the three properties sold within two kilometers of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

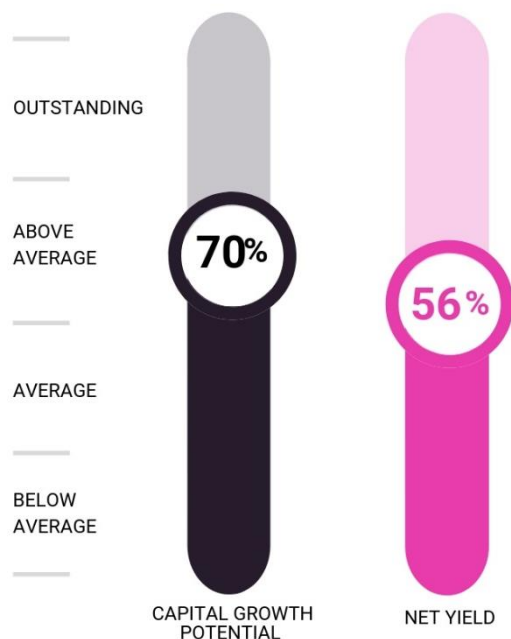
Address of Comparable property

Price

Date of sale

8/13 Howitt Street, South Yarra	\$395,000	04/03/2019
12/4-6 Powell Street, South Yarra	\$400,000	14/02/2019
12/51 Murphy Street, South Yarra	\$420,000	13/04/2019

Investment Potential Rating



The Facts

Guaranteed Rent

\$370 p.w

Body Corp

\$3,000 p.a

Water Rates

\$900 p.a

Primary School

Richmond P.S

Yield*

5.06% p.a

Council Rates

\$644 p.a

Unique Feature

Chapel Street

Secondary School

Prahran High School



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